

COMMERCIAL BOARD OF ADJUSTMENT

AGENDA



D. Continued Case

1. BAC-17-053

Katz La Jolla Terrace, LLC by Sign Manufacturing and Maintenance
8900 Randol Mill Road

- a. Request a **VARIANCE** in a "D" High Density Multifamily District to permit the construction of a freeway sign where freeway signs are not allowed.
- b. Request a **VARIANCE** in a "D" High Density Multifamily District to permit the construction of a 200 square foot detached sign in the front yard that exceeds the maximum square footage of 20 feet by 180 square feet.
- c. Request a **VARIANCE** in a "D" High Density Multifamily District to permit the construction of a detached sign that is 100% in the front yard, where 50% of the sign is allowed, excessive by 50%.

E. New Cases

2. BAC-16-051

Sewell Corp. of Fort Worth by Paladin Signs
5100 Bryant Irvin Road

- a. Request **VARIANCE** in a "G" Intensive Commercial District to permit the construction of a monument sign 25 feet in height that exceeds the maximum height of 8 feet by 17 feet.
- b. Request a **VARIANCE** in a "G" Intensive Commercial District to permit the construction of a monument sign with 225 square feet of area that exceeds the maximum area of 195 square feet by 30 square feet.
- c. Request a **VARIANCE** in a "G" Intensive Commercial District to permit the construction of two monument signs with a combined 293 square feet of area that exceeds the maximum area of 195 square feet by 98 square feet.
- d. Request a **VARIANCE** in a "G" Intensive Commercial District to permit the construction of two monument signs separated by 63 feet that exceeds the minimum distance of 100 feet by 27 feet.

3. BAC-17-054

Juan Ruiz and Arrow Amusement Services by Ahmad Hussein
3315 & 3321 E. Lancaster Avenue

- a. Request a **VARIANCE** in an "E" Neighborhood Commercial District to permit the placement of a dumpster and its enclosure located in the front yard where accessory structures are not allowed.
- b. Request a **VARIANCE** in an "E" Neighborhood Commercial District to permit the continued use of two dumpsters without screening fences, where screening fences are required.
- c. Request a **VARIANCE** in an "E" Neighborhood Commercial District to permit the continued use of a dumpster within the required 20 foot bufferyard, where dumpsters are not allowed.

4. BAC-17-055

Daniel Ruiz by Ernest Hedgecoth
3301 N. Jones Street

- a. Request a **SPECIAL EXCEPTION** in an "I" Light Industrial District to permit the continued non-accessory outside storage of 7 vehicles for 5 years.



5. BAC-17-056

Vaquero FW7th Partners by Hussain Contractor
501 University Drive

- a. Request a **VARIANCE** in an "E" Neighborhood Commercial District to permit the replacement of a monument sign with 20 feet in height that would exceed the maximum height of 8 feet by 12 feet.
- b. Request a **VARIANCE** in an "E" Neighborhood Commercial District to permit the replacement of a monument sign with 160 square feet of area that would exceed the maximum area of 128 square feet by 32 square feet.

6. BAC-17-057

QuikTrip by Melanie Hancock
2949 Basswood Road

- a. Request a **VARIANCE** in an "I" Light Industrial District in the I-35W Central Overlay Zone to permit the construction of a freeway sign 345 square feet in area that exceeds the maximum area of 210 square feet by 135 square feet.
- b. Request a **VARIANCE** in an "I" Light Industrial Commercial District in the I-35W Central Overlay Zone to permit the construction of a freeway sign 50 feet in height that exceeds the maximum height of 43 feet by 7 feet.

7. BAC-17-060

5001 El Campo LLC by Scott Scherer
5001 El Campo Avenue

- a. Request a **VARIANCE** in an "FR" General Commercial Restricted District to provide 12 off-street parking spaces, where 28 spaces are required, deficient by 16 parking spaces.
- b. Request a **VARIANCE** in an "FR" General Commercial Restricted District to allow vehicle maneuvering into the public right-of-way, where maneuvering off-site is not allowed.

8. BAC-17-062

Summer McPherson, LP by Tommy Bell
5384 McPherson Boulevard

- a. Request a **SPECIAL EXCEPTION** in an "E" Neighborhood Commercial District to permit the installation of electronic changeable copy on a monument sign located:
 - i. Along the southern McPherson Boulevard frontage, and
 - ii. Along the western Summer Creek Drive frontage.

9. BAC-17-063

Hayco Realty by Tommy Bell
5933 Cromwell Marine Creek Road

- a. Request a **SPECIAL EXCEPTION** in an "E" Neighborhood Commercial District to permit the installation of electronic changeable copy on a monument sign located:
 - i. Along the southern Cromwell Marine Creek Road frontage, and
 - ii. Along the eastern Huffines Boulevard frontage.



10. BAC-17-064

7-Eleven by Tommy Bell
9944 Blue Mound Road

- a. Request a **SPECIAL EXCEPTION** in an "E" Neighborhood Commercial District to permit the installation of electronic changeable copy on a freeway sign.

11. BAC-17-065

Havener Rupert LP by Tommy Bell
9100 Camp Bowie Boulevard West

- a. Request a **SPECIAL EXCEPTION** in an "E" Neighborhood Commercial District to permit the installation of electronic changeable copy on a monument sign:
- i. Along the Camp Bowie Boulevard West frontage, and
 - ii. Along the W. Normandale Street frontage.

III. ADJOURNMENT:

ASSISTANCE AT THE PUBLIC MEETINGS:

Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

El Edificio Municipal de la Ciudad de Fort Worth, o City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan ayudas auxiliares o servicios de intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552; o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión para que se puedan hacer los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar los servicios auxiliares necesarios.

Executive Session.

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Thursday, September 14, 2017 at 5:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Mary J. Kayser